

FOR SALE OR LEASE

FREESTANDING RETAIL CENTER

3508 FIRESTONE BLVD. | SOUTH GATE | CA 90280



FOR SALE: \$1,590,000.00

FOR LEASE: ±3,000 Sq. Ft. Store \$2.75 PSF | ± .35¢ PSF MO

PROPERTY HIGHLIGHTS:

- Approximately ±4,660 sq. ft. retail building situated on just over ±8,011 sq. ft. lot.
- One lot east of the signalized intersection of Firestone Blvd. & California Ave.
- Prime location in the heart of South Gate Retail District and Adjacent to a Jack in the Box drive-thru restaurant at the hard signalized corner.
- High Traffic Volume: ±38,000 Cars Per day.
- Strong Demographics
 - Over ±56,664 residents in a 1-mile radius
 - Over ±411,476 residents in a 3-mile radius
 - Over ±949,865 residents in a 5-mile radius
- Parking: 8 Spaces (1.72 Spaces per 1,000 SF Leased)
- Zoning: SG CM | APN: 6210-016-001

NEIGHBORING TENANTS:



DEMOGRAPHICS 2025:	1- Mile	3-Mile	5-Mile
Population:	56,664	411,476	949,8612
Average Income:	\$89,350	\$83,321	\$82,270
Median Income:	\$71,060	\$65,151	\$67,128

Armando Aguirre
Founder | Corporate Broker
License No. 01245842
213.926.5595
armando.aguirre@legendarycre.com



Sheretta Morris
Exe Manager | RE Leasing Specialist
License No. 01739452
213.842.2670
sheretta.morris@legendarycre.com

Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

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LOCATION OVERVIEW:

This $\pm 4,660$ sf two tenant retail building is located in the heart of South Gate's retail district. This property features prime frontage along the south side of Firestone Boulevard, just one parcel east of the busy signalized intersection at California Avenue.

A well-known Jack in the Box Drive-Thru restaurant borders the property immediately west of the property and sits on the hard corner and draws steady traffic from both neighborhood patrons and passing motorists. This property's location is just 0.2 miles from key civic institutions, including South Gate City Hall and the South Gate Police Department.

Surrounded by a broad mix of national and local retailers including Family Dollar, Taco Bell, Winchell's, Wienerschnitzel, Alberto's, and El Super, this property enjoys strong exposure within a diverse and thriving commercial district.

The property is positioned in a highly populated area, with more than $\pm 60,000$ residents within a one-mile radius, over $\pm 450,000$ residents within three miles, and over $\pm 950,000$ residents in five miles offering businesses direct access to a strong customer base and an active, growing community.

PROPERTY DESCRIPTION:

Prime Retail Opportunity in the Heart of South Gate. This $\pm 4,660$ SF two tenant building is situated on a highly visible stretch of Firestone Boulevard. This freestanding one-story retail building offers two separate units on an $\pm 8,011$ square foot SG-CM zoned lot. With approximately 80 feet of premium frontage, the property benefits from exceptional exposure to a busy commercial corridor that sees an average traffic volume of $\pm 38,000$ vehicles per day.

Convenient on-site customer parking enhances accessibility, complemented by ample street parking options for customers and staff. The layout and zoning provide flexibility for a variety of retail or service-oriented uses.

This is an outstanding opportunity for investors or owner-users seeking a strategic location in one of Los Angeles County's most densely populated communities. As an investment whether for income generation or business expansion, this property delivers both visibility and versatility.

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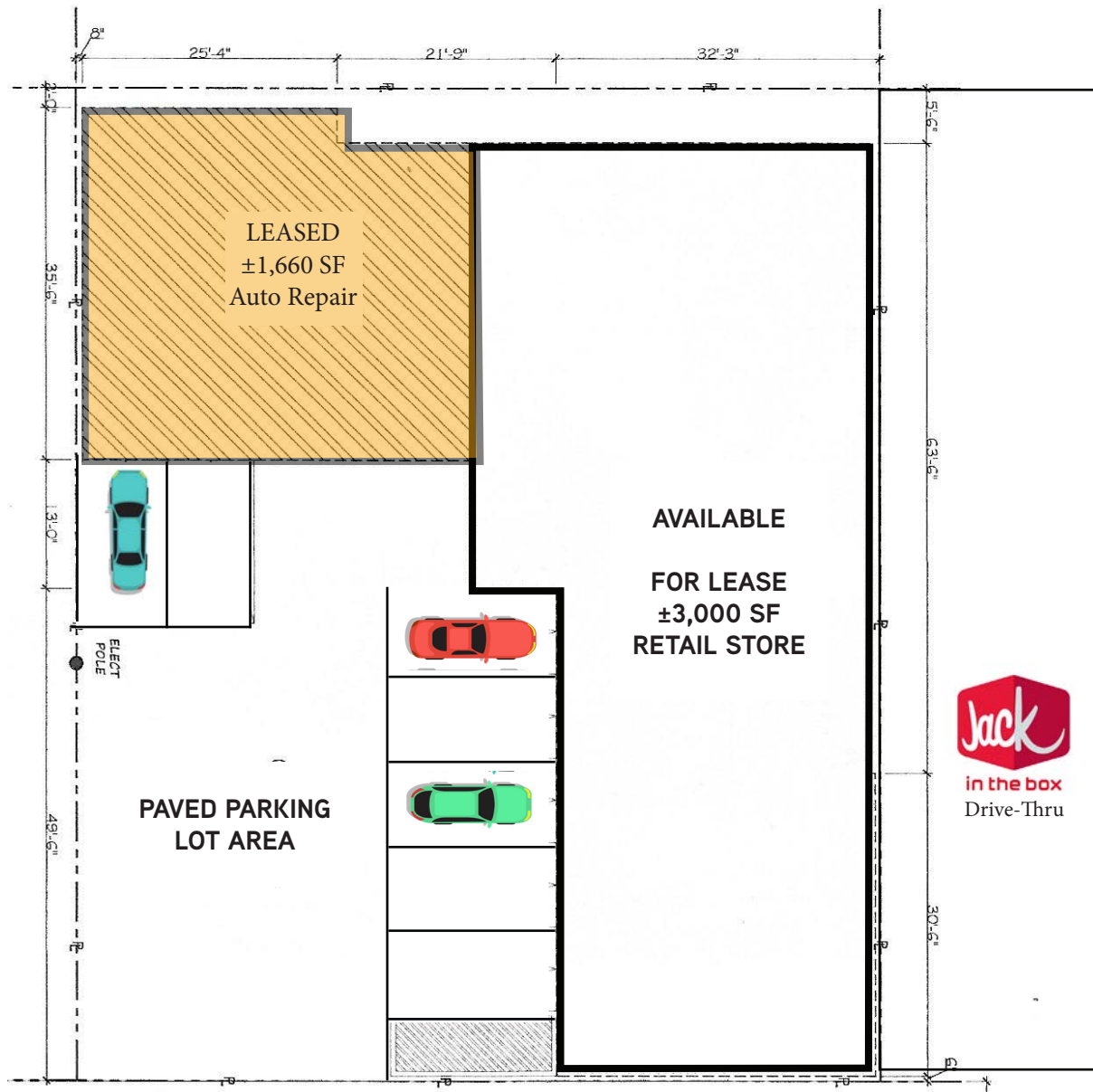
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SPACE PLAN

±4,660 SF Building



CALIFORNIA AVE

FIRESTONE BLVD

(38,000 Cars Per Day)

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RENT ROLL

UNIT#	TENANTS	SQ. FT.	LEASE TYPE	LEASE TERMS	LEASE START	LEASE EXPIRE	RENEWAL OPTIONS	RENT/ SQ. FT	MONTHLY RENT	ANNUAL RENT	MONTHLY NNN	ANNUAL NNN	RENT INCREASES
3508	AVAILABLE IN EVICTION PROCESS	±3,000	NNN Projected	5 YEARS Projected	TBD	TBD	TBD	\$2.75 Projected	\$8,250.00 Projected	\$99,000.00 Projected	\$1,663.46 \$0.36	\$19,961.52 \$4.32	3% Annl.
3515	IRMA G ORTIZ ORAHETA	±1,660	GROSS	3 YEARS	8/17/2021 (1st Option Exercised)	8/16/2027	In Final 3 Year Option	±\$2.31	\$3,834.60 Actual	\$46,015.20 Actual	Gross Lease	Gross Lease	3% Annl
Leased:		1,660 SF	<35.6%>										
Available:		3,000 SF	<64.4%>										
TOTAL BLDG:		±4,660 SF							\$12,084.60 Projected	\$145,015.20 Projected	\$663.46	\$19,961.52	
TOTAL LAND:		±8,011 SF											



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FINANCIAL ANALYSIS | INCOME EXPENSE

	ACTUAL	PROFORMA	OPERATING EXPENSES:	MONTHLY	ANNUAL
Price:	\$1,590,000.00	\$1,590,000.00	Current Taxes:	\$912.62	\$10,951.47
Down Payment: 35%	\$556,500.00	\$556,500.00	Post Close of Escrow: (Buyer to Verify)	\$1,794.42	\$19,575.00
Conventional: 10% Owner User	\$159,000.00	\$159,000.00	Insurance:	\$600.83	\$7,210.00
Cap Rate:	2.79%	9.4%	CAM:	Tenant	Tenant
Price Per Foot: Bldg: 4,660	\$341.20	\$341.20	Utilities:	Tenant	Tenant
Land: 8,011	\$198.48	\$198.48	Edison:	Tenant	Tenant
Leased: (35.6%)	\$2.31 psf mo. Gross 1,660 SF	\$3,834.60 Gross	Trash:	Tenant	Tenant
Vacancy & Collection Loss: (64.4%)	\$2.75 psf mo. NNN 3,000 SF	\$8,250.00 NNN	Water & Sewer:	Tenant	Tenant
			Security:	None	None
Total SF:	4,660 SF	\$145,015.20	Repair & Maintenance	\$150.00	\$1,800.00
			Management:	N/A	N/A
INCOME:			Total Operating Expense:	\$1,677.60	\$20,131.20
Gross Rental Income: (Scheduled)	\$145,015.20	\$145,015.20	Per Sq. Ft. Monthly:	.36¢	
Effective Rental Income: (Actual) Occupancy:	\$44,421.60 (35.6%)	Projected (100%)	Per Sq. Ft. Annually:	\$4.32	
Plus Expense Recapture:	+\$20,131.20	+\$20,131.20		±.36¢	
Gross Operating Income:	\$64,552.80	\$164,976.72	*2025 NNN Charges are estimated at ±.36¢ PSF Mo		
Less Operating Expense:	-\$20,131.20	-\$20,131.20			
Net Operating Income:	Current \$44,421.60	\$145,015.20			

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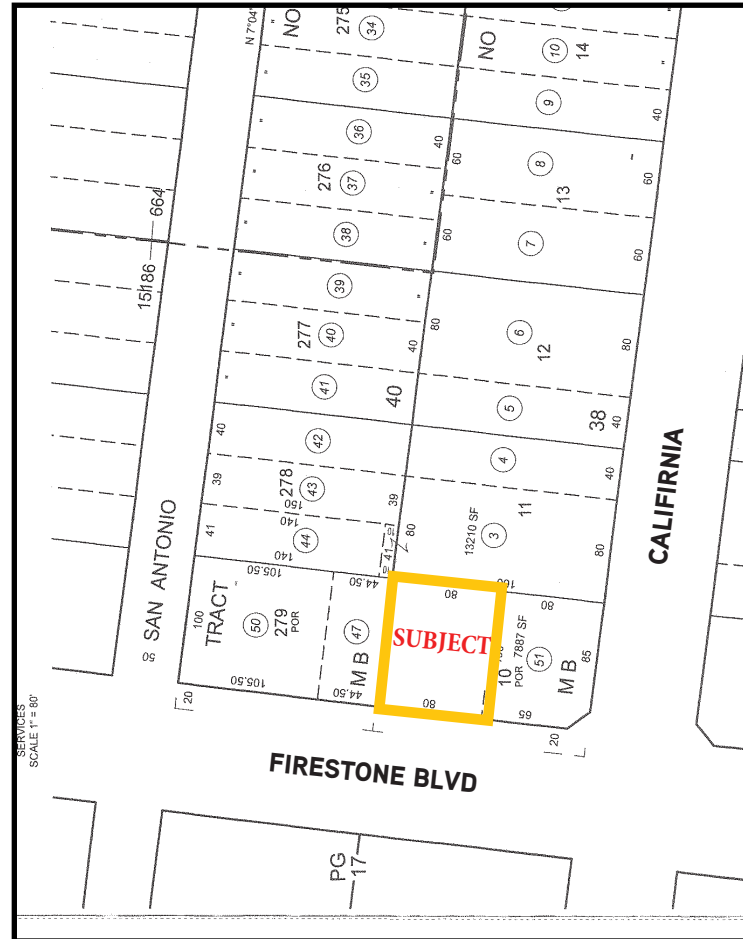
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PLAT MAP

APN: 6210-016-001



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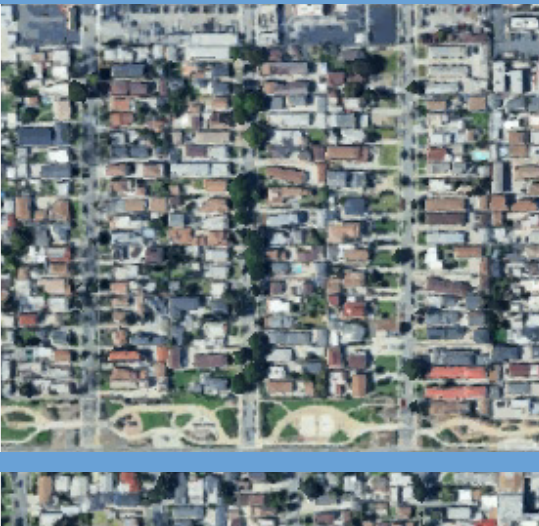
AERIAL VIEW



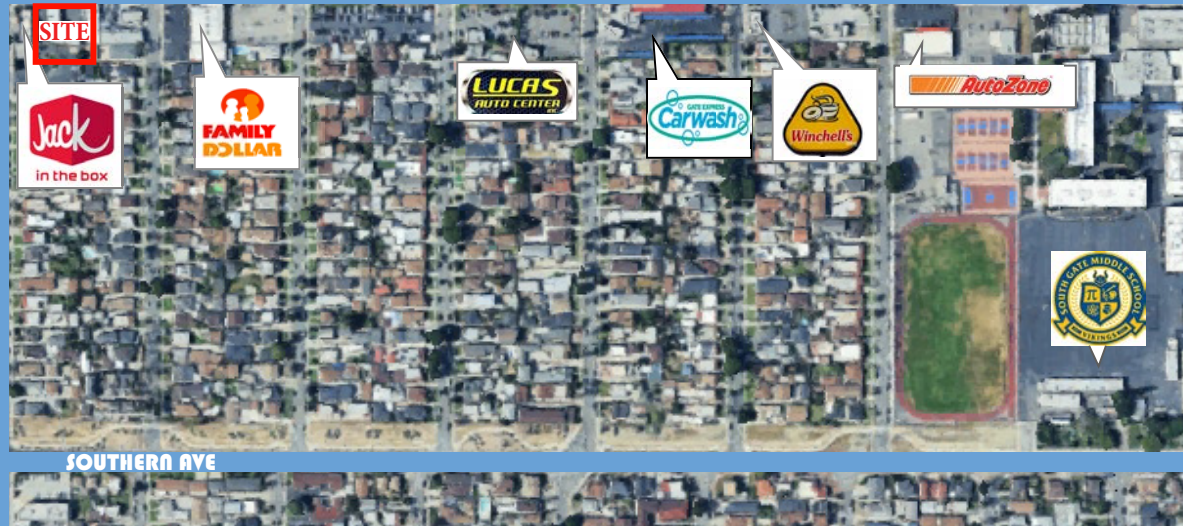
FIRESTONE BLVD



FIRESTONE BLVD



CALIFORNIA AVENUE



SOUTHERN AVE



OTIS ST

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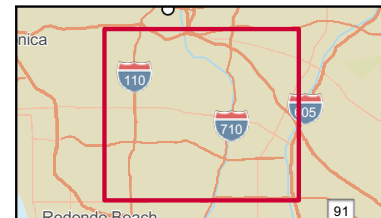
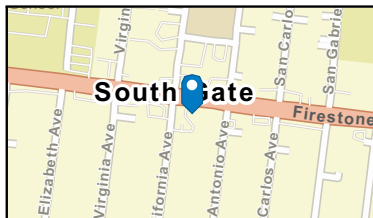
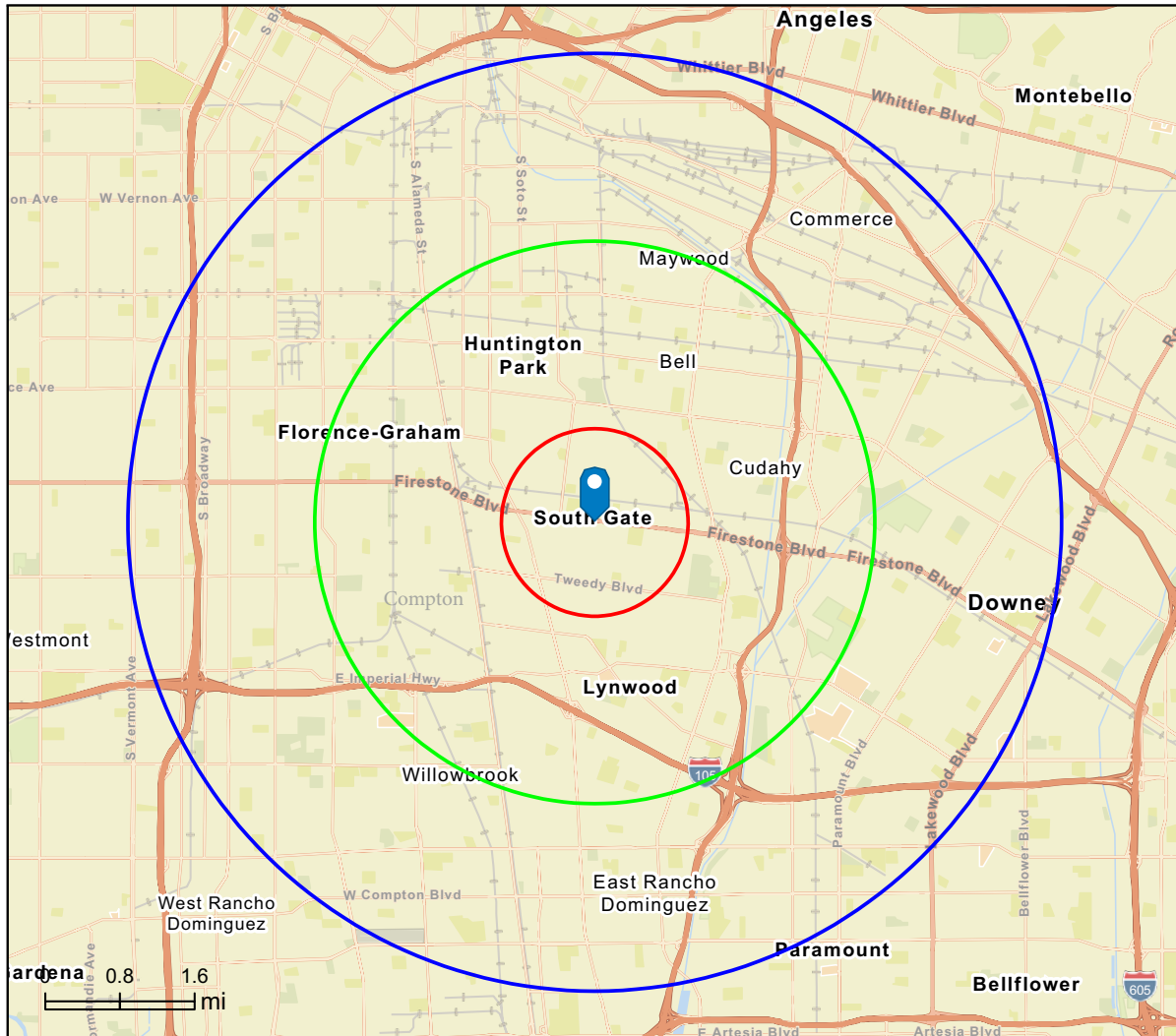
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Site Map

3508 Firestone Blvd, South Gate, CA, 90280, USA
Ring: 1 mile radius

Latitude: 33.9539
Longitude: -118.2057



September 02, 2025

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Demographic and Income Comparison



3508 Firestone Blvd, South Gate, CA, 90280, USA
Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius

Census 2020 Summary	1 mile	3 mile	5 mile
Population	59,688	429,238	989,635
Households	15,705	108,912	253,206
Average Household Size	3.79	3.90	3.87

2025 Summary			
Population	56,664	411,476	949,862
Households	15,545	109,145	253,618
Families	12,957	90,075	204,817
Average Household Size	3.64	3.73	3.71
Owner Occupied Housing Units	6,024	38,999	97,996
Renter Occupied Housing Units	9,521	70,146	155,622
Median Age	34.4	33.1	33.0
Median Household Income	\$71,060	\$65,151	\$67,128
Average Household Income	\$89,350	\$83,321	\$86,270

2030 Summary			
Population	54,923	401,795	932,137
Households	15,448	109,197	254,797
Families	12,886	90,210	205,908
Average Household Size	3.55	3.63	3.62
Owner Occupied Housing Units	6,150	40,003	100,437
Renter Occupied Housing Units	9,298	69,194	154,360
Median Age	35.8	34.4	34.3
Median Household Income	\$80,319	\$74,531	\$77,050
Average Household Income	\$101,043	\$94,325	\$97,611

Trends: 2025-2030 Annual Rate			
Population	-0.62%	-0.48%	-0.38%
Households	-0.13%	0.01%	0.09%
Families	-0.11%	0.03%	0.11%
Owner Households	0.41%	0.51%	0.49%

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Demographic and Income Profile | Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius

2025 Households by Income	1 mile	3 mile	5 mile
<\$15,000	7.5%	9.4%	10.2%
\$15,000 - \$24,999	5.7%	7.4%	7.1%
\$25,000 - \$34,999	7.8%	8.9%	8.1%
\$35,000 - \$49,999	11.0%	11.7%	11.4%
\$50,000 - \$74,999	20.8%	19.5%	18.3%
\$75,000 - \$99,999	15.2%	14.3%	14.1%
\$100,000 - \$149,999	17.3%	15.9%	16.4%
\$150,000 - \$199,999	8.6%	7.2%	8.0%
\$200,000+	6.1%	5.5%	6.4%
Median Household Income	\$71,060	\$65,151	\$67,128
Average Household Income	\$89,350	\$83,321	\$86,270
Per Capita Income	\$24,531	\$22,176	\$23,096

2030 Households by Income	1 mile	3 mile	5 mile
<\$15,000	6%	8%	9%
\$15,000 - \$24,999	4%	6%	6%
\$25,000 - \$34,999	6%	8%	7%
\$35,000 - \$49,999	9%	10%	10%
\$50,000 - \$74,999	19%	18%	17%
\$75,000 - \$99,999	16%	15%	14%
\$100,000 - \$149,999	19%	18%	18%
\$150,000 - \$199,999	11%	9%	10%
\$200,000+	9%	8%	9%
Median Household Income	\$80,319	\$74,531	\$77,050
Average Household Income	\$101,043	\$94,325	\$97,611
Per Capita Income	\$28,442	\$25,713	\$26,743

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